185.A	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,800	/	698,800
USE VALUE:	698,800	/	698,800
ASSESSED:	698,800	/	698,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENZ BRANDON R & KELLY S
Owner 2:	
Owner 3:	
Street 1:	36 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORKERY RITA O/TRUSTEE -
Owner 2:	CORKERY NOMINEE TRUST -
Street 1:	36 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6894.000	259,200	800	438,800	698,800
Total Card	0.158	259,200	800	438,800	698,800
Total Parcel	0.158	259,200	800	438,800	698,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.96 /Parcel: 363.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131262

GIS Ref

GIS Ref

Insp Date 08/03/18

!14379!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,200	800	6,894.	438,800	698,800		Year end	12/23/2021
2021	101	FV	250,100	800	6,894.	438,800	689,700		Year End Roll	12/10/2020
2020	101	FV	250,000	800	6,894.	438,800	689,600	689,600	Year End Roll	12/18/2019
2019	101	FV	264,000	900	6,894.	438,800	703,700	703,700	Year End Roll	1/3/2019
2018	101	FV	264,000	0	6,894.	369,800	633,800	633,800	Year End Roll	12/20/2017
2017	101	FV	264,000	0	6,894.	338,500	602,500	602,500	Year End Roll	1/3/2017
2016	101	FV	264,000	0	6,894.	288,300	552,300	552,300	Year End	1/4/2016
2015	101	FV	220,400	0	6,894.	250,700	471,100	471,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:53:34

LAST REV

Date	Time
10/27/20	08:59:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORKERY RITA O/	1463-57		11/18/2014		600,000	No	No		
GREELEY KEVIN F	1236-90		5/3/2001		422,500	No	No		
WHITTIER WILLIA	1149-54		12/1/1995		223,000	No	No		Y

USER DEFINED

Prior Id # 1:	131262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	976	Insulate	9,000	C				
6/10/2020	612	Heat App	11,000	C				
4/27/2004	276	Wood Dec	12,000			G6	GR FY06	REBILD DECK W/ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	197	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
9/8/2001	MLS	MM	Mary M
3/6/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
5/20/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6894		Sq. Ft.	Site		0	70.	0.91	7									438,776						438,800	

Total AC/HA:	0.15826	Total SF/SM:	6894	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,776	Spl Credit		Total:	438,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	136.350
Other Features:	98424
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352143
Depreciation:	92966
Depreciated Total:	259177

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

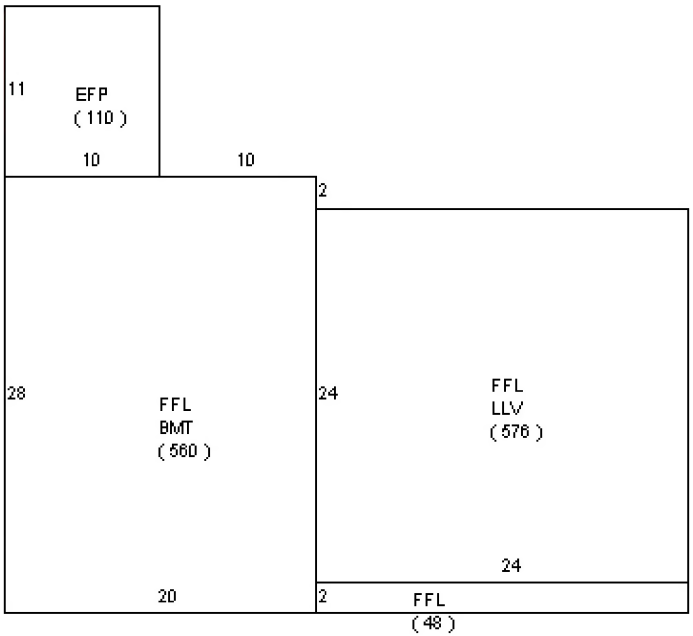
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.35
Special Features:	0	Val/Su Net:	106.67
Final Total:	259200	Val/Su SzAd	218.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	136.350	161,438
LLV	Lower Level	576	89.740	51,688
BMT	Basement	560	62.180	34,818
EFP	Enclos Porch	110	52.490	5,774

Net Sketched Area:	2,430			Total:	253,718
Size Ad	1184	Gross Area	2430	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X19	A	AV	2000	3.66	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800